093.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	606,500 / 606,500
					USE VALUE:	606,500 / 606,500
					ASSESSED:	606,500 / 606,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLI VENKET R
Owner 2:	VISWESWARAIAH JYOTHSNA
Owner 3:	
Street 1:	7 MOHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O`CONOR JAMES M -
Owner 2:	-
Street 1:	12A TURTLE HILL RD
Twn/City:	AYER
St/Prov:	MA Cntry:
Postal:	01432-5505

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Aluminum Exterior and 1524 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	219,500		387,000	606,500
Total Card	0.124	219,500		387,000	606,500
Total Parcel	0.124	219,500		387,000	606,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.07 | /Parcel: 398.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	60347
GIS Ref	
GIS Ref	
Insp Date	10/31/18

!7608!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	219,500	0	5,400.	387,000	606,500		Year end	12/23/2021
2021	101	FV	213,200	0	5,400.	387,000	600,200		Year End Roll	12/10/2020
2020	101	FV	213,200	0	5,400.	387,000	600,200	600,200	Year End Roll	12/18/2019
2019	101	FV	180,200	0	5,400.	392,600	572,800	572,800	Year End Roll	1/3/2019
2018	101	FV	195,000	0	5,400.	293,000	488,000	488,000	Year End Roll	12/20/2017
2017	101	FV	195,000	0	5,400.	265,400	460,400	460,400	Year End Roll	1/3/2017
2016	101	FV	195,000	0	5,400.	254,300	449,300	449,300	Year End	1/4/2016
2015	101	FV	192,000	0	5,400.	215,600	407,600	407,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:51:53

LAST REV

Date	Time
07/08/21	18:00:09
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7608

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`CONOR JAMES M	78065-1	1	6/21/2021		750,000	No	No		
MCALEER ROBERT	27439-492		6/30/1997		223,000	No	No		Y

USER DEFINED

Prior Id # 1:	60347
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/1993	174		700					REPAIR WDK ADD 12X

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	Mail Update	MM	Mary M
10/31/2018	Meas/Inspect	DGM	D Mann
10/1/2018	MEAS&NOTICE	BS	Barbara S
12/23/2008	Meas/Inspect	336	PATRIOT
11/10/2000	Hearing Chag	201	PATRIOT
4/6/2000	Inspected	264	PATRIOT
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.02	5			Ledge	-5					387,031						387,000	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	387,031	Spl Credit		Total:	387,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	188.981
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340820
Depreciation:	121332
Depreciated Total:	219488

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

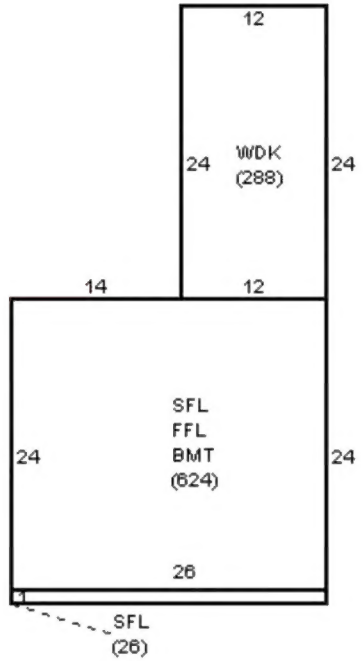
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

SKETCH



8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	650	188.980	122,838
FFL	First Floor	624	188.980	117,924
BMT	Basement	499	65.770	32,830
WDK	Deck	288	9.470	2,728

Net Sketched Area:	2,061	Total:	276,320
Size Ad	1274	Gross Area	2186	FinArea	1524
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80	RRM	50	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.98
Special Features:	0	Val/Su Net:	106.50
Final Total:	219500	Val/Su SzAd	172.29

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	